

CAPITOL CAMPUS DESIGN ADVISORY COMMITTEE
REGULAR MEETING
General Administration Building
210 – 11th Avenue SW, Room 324
Olympia, Washington
January 9, 2009
10:00 AM

Draft Minutes

MEMBERS PRESENT

Fred King
Representative Sam Hunt
Ron Tan
Senator Karen Fraser
Carleen Jackson (For Secretary of State)
Dennis Haskell
Barbara Swift

MEMBERS ABSENT

Senator Dale Brandland
Representative Richard DeBolt

OTHERS PRESENT

Albert, Jim, DIS
Alhadeff, Sally, Project Manager, DIS
Bremer, Linda, GA
Cox, Jen, GA
Donald, Craig, GA
Edens, Cindy, Wright Runstad & Company
Evans, Tom, DFPM
Excell, Steve, SOS
Forsythe, Dennis, SRG Partnership
Friddle, Steve, City of Olympia
Gray, Donovan, DAHP/GA
Hall, Steve, City of Olympia
Hensel, Grant, GA
Ifie, Tony, DNR
Jacobs, Bob, Friends of the Waterfront

Jennings, Marygrace, GA
Kingsbury, Jeff, City of Olympia
Koal, Penny, GA
Levine, Mindy, NBBJ
Lindgren, Cheri, Puget Sound Meeting Services
Mead, Art
Morris, Jim, MPH Holdings LLC
Narozonick, George
Noble, Ron, GA
Reilly, Jerry, Olympia Capitol Park Foundation
Roland, Donna, GA
Springer, Lillian, GA
Szumlanski, Paul, GA
Thomas, Jeanne Marie, South Capitol Neighborhood
Zieve, Rick, SRG Partnership

Announcements and Introductions

Chair Fred King called the Capitol Campus Design Advisory Committee (CCDAC) meeting to order at 10:06 a.m. The notice of the meeting was published in *The Olympian*. A quorum was attained. Public comments will be accepted after completion of each agenda item. Other public comments will be accepted at the end of all agenda items.

Approval of Agenda

Dennis Haskell moved, seconded by Ron Tan, to approve the agenda as published. Motion carried.

Approval of Minutes - November 20, 2008

Representative Hunt moved, seconded by Dennis Haskell, to approve the minutes of November 20, 2008 as presented. Motion carried.

Director's Report

Department of General Administration (GA) Director Linda Bremer updated the committee on recent activities:

Member Recruitment Process – The recruitment process for two members of the committee continues. Five applications were received. All five candidates were interviewed. GA is conducting additional evaluation and will forward a recommendation to the Governor's office later this month.

Landscape Master Plan – Mithun is now under contract and working with an interdisciplinary team of GA staff to develop a master plan for the west campus. Ms. Swift and Mr. Haskell are members of the landscape subcommittee to help in guiding and informing the project. Ms. Bremer asked for the committee's direction on scheduling a joint CCDAC/public review meeting as a special CCDAC meeting so all committee members could participate or whether representation by Ms. Swift and Mr. Haskell on the subcommittee is appropriate.

Capitol Lake Basin Cultural and Spiritual Values Assessment Study – Results of CCDAC Interviews – GA gained a greater understanding of what Capitol Lake means to the community. The assessment study is completed. She thanked CCDAC members who responded to the interview request.

Beall Mosaic Mural in GA Building – GA formed a task force of staff, headed by Deputy Director Jane Rushford, to examine issues and options concerning the large Beall Mosaic located in the lobby of the GA Building. Funding for its relocation is included in the Heritage Center/Executive Office Building (HC/EOB) project. How and where it will be relocated is undetermined at this time.

Discussion followed about recent flooding. Ms. Bremer reported the Governor is convening a recovery task force daily. Both the military and Department of Ecology (DOE) indicate that Capitol Lake should have flooded on January 7, 2009. Staff did an excellent job bringing water levels down and working the dam so the lake didn't flood. The task force is working with the City of Olympia to identify vulnerable spots. The military recognized GA's efforts because Capitol Lake should have flooded.

West Olympia Preferred Leasing Areas – Proposal

Ms. Bremer provided a history of the Preferred Leasing Areas (PLAs) Program. She referred to Chair King's previous questions on why CCDAC was not involved in a building planned across from the Budd Bay restaurant in downtown Olympia. The building is not planned as a state leased building and is a private project.

Committee members were provided with copies of a leasing proposal for Olympia's west side including renderings of the proposed buildings. For a variety of reasons, state office needs have been met mostly by private lease development. Consequently, state offices are scattered throughout the urban and suburban areas of local cities creating problems with urban sprawl. This sprawl reduced the ability of local government to sustain its existing infrastructure and increased public spending. GA's policy on *Siting of State Leased Facilities in Thurston County PLAs* was approved in June 2006. PLA recommendations are to be presented to the State Capitol Committee (SCC).

The west Olympia request is unique because the City of Olympia considers the west side as a new urban center. The West Capital PLA proposal advances the City's vision for that area, which is an important consideration. GA will continue to work with stakeholders to review and revise the PLA policy over the next year.

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Mr. Evans introduced Jim Morris, MPH Holdings LLC. Mr. Evans said the policy contains two steps with two parts to each step. A proposal must meet all eight characteristics for eligibility as a PLA. The Director of GA may consider creating a PLA within areas not conforming dependent upon certain conditions. Mr. Evans provided a preliminary staff analysis of the eight characteristics GA uses to determine if an area is eligible to be considered as a PLA:

1. The appropriate city has shown its support in writing (*a copy of a letter from the City of Olympia is included in the proposal package*);
2. It is situated within Central Business Districts or urban centers or areas appropriately zoned as identified in each city's comprehensive plan (*it is within an area appropriately zoned as identified in Olympia's comprehensive plan*); and
3. It is highly accessible to the public (*the proposal is highly accessible to the public*); and
4. It possesses fully developed and effective street network (*the proposal consists of a "mixed quality"*); and
5. It possesses fully developed pedestrian circulation system(s) directly adjacent to potential sites (*the property is basically undeveloped and does not meet this criteria*); and
6. It possesses infrastructure accessible to individuals with mobility impairments (*the property is basically undeveloped and does not meet this requirement*); and
7. It possesses high quality (regularly scheduled and frequent) public transit directly adjacent to potential sites (*Intercity Transit does not provide service directly to the site and Mason Transit provides infrequent service along the corridor*); and
8. It is contiguous with the boundaries of one city (*the proposal meets this criteria*).

The proposed PLA does not meet all eight requirements. GA can consider creating a PLA that does not conform to the characteristics if there are compelling reasons to do so:

1. It can be demonstrated that the state's presence will contribute significantly toward full development of the planned uses for the area; and
2. Such a use is compatible with long-term goals defined by the particular city's comprehensive plan; and
3. It is appropriately zoned; and
4. It meets the interests of the state.

Step 2 requires GA to certify whether or not there is sufficient capacity and sufficient competition within the existing PLA. An analysis of sufficient capacity indicates there are still substantial leasing opportunities to meet the long-term needs of state within the boundaries of the existing PLA. In terms of competition, two of the three parcels within the proposed PLA are controlled by MPH Holdings. A private owner controls the third parcel. There is no real competition within the boundaries as currently defined in the proposal. One option is working with Olympia to expand the boundaries of the site.

Mr. Evans reported that staff has not reached specific conclusions or prepared a recommendation concerning the West Capital PLA proposal. He reviewed questions and concerns the CCDAC might want to consider:

- Should a proposed site be evaluated on how well it currently meets the characteristics or should GA evaluate sites based on the potential to meet the eight criteria?
- Should a proposal be considered on the basis of, "the more PLAs the state has the better?"

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- If a city strongly endorses a proposed PLA, should the state also endorse the PLA with the understanding that the state may or may not ever locate at the identified area?

Ms. Bremer added the “no” answer to competition is based on the current market. The Office of Financial Management (OFM) is reviewing program space requirements for agencies including GA and Washington State Patrol (WSP) tenants.

Chair King advised that adding a west side PLA would require an amendment to the Master Plan for the Capitol of the State of Washington. The CCDAC is advisory to the SCC. A motion to endorse the creation of a new PLA and clarifying the committee is waiving some of the criteria or opposes its creation with specific reasons is required at the conclusion of the discussion.

Jeff Kingsbury, Mayor Pro Tem, City of Olympia, reported the City Council unanimously supports the West Capital PLA proposal. The scheme is consistent with the comprehensive plan. West Olympia has the potential to be an area where people live and work. Given the current housing densities on the west side and strong and diverse retail and administrative centers, the City can achieve its density goals afforded by state development. The proposal is consistent with the Growth Management Act (GMA). The west side area is fast becoming an urban center. The City anticipates the area will mature into a significant urban center in the near future. He asked the CCDAC to evaluate the request based on the potential the site has in meeting the eight PLA characteristics contained in the policy.

Discussion ensued on potential traffic impacts associated with developing the PLA and the status of the West Olympia Access Study (WOAS). Mr. Kingsbury said the City always consider transportation impacts with development projects. Establishing a PLA in west Olympia offers people an opportunity to travel less. The goal is for people to live, work, dine, and recreate in the area where they work. The project offers a chance to establish additional state offices in close proximity to the Capitol Campus.

Representative Hunt asked whether the City has considered a parking garage rather than ground level parking for the site. Mr. Kingsbury said the design process has not begun. The drawings are conceptual in nature.

Mr. Tan commented that ground parking consumes a tremendous amount of land.

Senator Fraser expressed concerns about transportation issues. Some people might live and work in the proposed PLA area; however, development could increase traffic on Harrison Avenue through the isthmus. Bus service is provided at McPhee Road, which is some distance from the proposed PLA.

In response to a comment concerning Mud Bay Road, Mr. Kingsbury indicated the City’s number one priority is expanding capacity along that corridor. Funding for the project has been secured.

Steve Hall, City Manager, City of Olympia, advised that the initial transportation modeling for the site is completed. There is a binding site plan between the City and developer specifying improvements required including additional bus stops. The site is only a block and a half from an existing Intercity Transit stop. The Mud Bay Road construction project will commence in fall 2009 to improve the roadway to four traffic lanes with bicycle lanes, sidewalks, lighting, and transit stops from Cooper Point Road to the area near Phyl’s Fine Furniture. There is a 500-foot gap between the existing College Station residential development and Olympia’s project. There are provisions for pedestrian circulation, trail development, and a three-story parking garage included in the binding site plan. A bigger issue concerns the Cooper Point/Black Lake interchange. Olympia is working with the Washington State Department of

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Transportation (WSDOT) on the WOAS. A preferred alternative of providing a new access ramp onto State Route (SR) 101 near the Cooper Point/Black Lake interchange will be identified by the end of March 2009. Traffic modeling for the proposed PLA determined that most traffic will travel west onto SR 101. Each development phase will go through a concurrency test to ensure infrastructure improvements are in place. Transit stops will be required along the Harrison Avenue/Mud Bay Road corridor. Intercity Transit will not move a bus stop until supported by density. It's logical Intercity Transit could move the stop from McPhee to the PLA site after the project is constructed.

Senator Fraser said state employees having access to public transportation might be important.

Representative Hunt added that Mason and Grays Harbor Transit also provide service along Mud Bay Road.

Senator Fraser asked how many employees could work at the site once final build out occurs. Steve Friddle, City of Olympia, said approximately 2,000 employees.

Discussion followed on the potential number of cars.

Chair King reported the committee's role is ensuring the state's presence in the three-city area is physically attractive and architecturally appropriate. Some recent state leased facilities do not meet those standards. He asked City representatives to speak to the design review process, which is not resulting in a quality of buildings the CCDAC believes is appropriate. Mr. Hall responded that Olympia has specific design review guidelines throughout most commercial areas. However, the guidelines are not as rigorous for upgrades as they are for new construction. He reviewed features incorporated into the Cherry Street Plaza project.

Jim Morris, MPH Holdings LLC, distributed a supplemental information sheet. The proposed PLA meets the criteria. The property to the east is served by public transportation. The development agreement with Olympia calls for a bus turnout and stop. Mr. Morris confirmed a three-story parking garage is planned for the development. There are 1,100 residential units within a one-mile radius. The project could serve as a model for Commute Trip Reduction (CTR). The site is across the street from the second largest hospital in the community and a half-mile from the largest retail center. The proposed PLA would be the third closest to Capitol Campus. Two bus access points are planned. Photos of MPH Holdings existing structures were provided. Buildings will be of brick, stone, and block construction.

Mr. Haskell stated he doesn't have the authority to overrule the policy or make a decision outside of its guidance. He pointed out the policy states staff will make a recommendation. Ms. Bremer said staff is presenting the issue to the committee for guidance and information purposes. Chair King is requesting the CCDAC forward a recommendation to the SCC.

Mr. Haskell advised he's not able to recommend adding the proposed PLA based on the existing policy. The proposal does not meet all eight criteria and the potential that it could is irrelevant. He acknowledged the proposal will help the City meet its density goals. However, the issue is whether the PLA meets the interests of the state. PLA capacity exists to accommodate future needs. There's been no compelling argument that there is no competition.

Ms. Bremer said the City is constrained in developing in that area of the City. Other cities are allowed to improve undeveloped land. There are buildings under construction in other cities not specifically for state

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government. The state should be careful about constraints on an area when other areas not meeting the criteria are allowed to develop leased space. Another concern is how the policy has been applied.

Mr. Haskell suggested rewriting the policy is a possibility. The CCDAC could reconsider the project when it meets a revised policy.

Discussion ensued on the City not having a competitive area to compete with surrounding cities and the amount of surplus capacity in existing PLAs. Mr. Morris said the proposed PLA will provide Olympia with a cost effective area to compete with other municipalities for state leases. Ms. Bremer said the demand is unknown. There are state agencies looking at consolidation. Different types of spaces will be needed. When GA moves there are concerns that many of the functions will be placed at a number of different locations.

Chair King commented that the construction of a new building is not necessarily for accomplishing consolidation. Ms. Bremer suggested it could. An example is the Washington Department of Fish and Wildlife (WDFW) block, which is being sustained for 40 employees, which does not make sense. The more flexibility the state has with housing, the easier it is to adapt to new and changing needs. Another consideration is sustainability. The issue is complex. A master plan is not necessarily about strict rules and procedures. The committee's questions merit an exchange regarding values.

Mr. Haskell said he doesn't disagree with the arguments. It doesn't make sense to disregard a policy. He emphasized the ability to change policy.

Ms. Bremer referred to how state leases have evolved since the policy was created to address a specific problem. GA intends to update the policy, but not necessarily in time for SCC's April meeting. Lending institutions are asking for more supporting criteria to promote a successful project even when capital funding is secured.

Discussion ensued on when the applicant could break ground pending permit approvals. Mr. Morris advised that construction of infrastructure improvements could begin in spring 2009. From a lending perspective, an essential element is the establishment of the PLA.

Representative Hunt commented that one concern of the Legislature is determining when it's good policy for a state agency to move. He asked about the disposition of the property if the state does not approve the West Capital PLA proposal. Mr. Morris replied that the project completion window will be pushed out significantly. The state will not lease facilities that are not located within established PLAs.

Senator Fraser expressed reluctance in approving the request without reviewing the binding site plan or SEPA documents. The concept of a node on the west side could make sense. Updating the PLA policy is necessary if a number of exceptions are routinely requested. Members have not had sufficient time to understand the CTR component, traffic impacts, or the overall project. A more sophisticated analysis of future leased space demand and leased space availability would be helpful. It's important to look ahead and recognize things do change. State buildings impact the state's capital budget and programs.

Mr. Tan agreed. Another presentation of the overall project would help inform a final decision.

Chair King agreed with Mr. Haskell. Now is not the time to take an action on the proposal. Significant revisions giving the state greater involvement in the design and quality of building complexes and the nature of the infrastructure including transportation serving the offices are needed within the PLA policy.

Currently, there is excess capacity available. He suggested the CCDAC recommend the SCC defer a decision until GA has an opportunity to work with developers and municipalities to determine the best improvements to the PLA policy.

Dennis Haskell moved, seconded by Ron Tan, to recommend the State Capitol Committee defer any approval of the West Capital PLA proposal at this time.

Discussion ensued on a timeline to revise the policy.

Senator Fraser said if the motion is approved, she would like GA to develop a timeline and process to review the policy.

Ms. Bremer said a new section and further discussion is necessary to develop policies concerning the design component, which will likely take longer than three months.

Representative Hunt asked how deferring a decision will affect the proposal. Mr. Morris said he'll have to reevaluate the situation.

Motion carried unanimously.

Dennis Haskell moved, seconded by Senator Fraser, to direct GA to review the current policies and make recommendations to better address the needs of the state, development community, and the jurisdictions in which the state operates.

Representative Hunt expressed concerns on the timeline. Ms. Bremer reported staff will use the CCDAC input and draft a proposal for the SCC's April meeting.

Representative Hunt said it's unfortunate the CCDAC was not able to review the proposal earlier. Ms. Bremer acknowledged the comment.

Motion carried unanimously.

Wheeler Site Redevelopment – Project Update

Jim Albert, Interim Director, Department of Information Services (DIS), reported on former Director Gary Robinson's retirement.

Mr. Albert provided an update on the Wheeler project. Based on feedback from the CCDAC at the November 2008 meeting, work continues on architectural and landscape design and significant changes have been incorporated. NBBJ is finalizing the design. The CCDAC directed NBBJ to redesign the entry curtain wall to tie the two buildings fronting Jefferson Street together. The entry way will include the use of glass and stone. Drawings showing the buildings on the Wheeler site and the elevation along Jefferson Street looking east were distributed.

Mr. Albert reported the revised project is included in the Governor's 2009 Supplemental Budget. The revised project is approximately 320,000 square feet. The revised project will go before the State Finance Committee for approval. A meeting date has not been determined. The revised project is subject to the SEPA Modified Mitigated Determination of Non-Significance (MDNS-M) issued by GA in April 2008. An administrative hearing was held in September 2008 to review an appeal to the SEPA determination. An initial order was issued December 23, 2008 dismissing the appeal.

Mr. Albert reviewed the next steps:

- Continue to refine the project's architectural and design elements.
- Continue outreach to stakeholders including the adjacent neighborhood.
- Prepare the project for legislative review.

Discussion ensued on the location of back-up generators and units on the roof of the data center. In response to the latter, a design representative said a glass curtain wall will hide units on the roof. The units are required to cool the data center. Mr. Albert pointed out that the new innovative cooling design is more sustainable from an energy utilization standpoint.

In response to comments from Representative Hunt, Mr. Albert explained that the current design builds 30,000 square feet of data hall space initially with another 30,000 square feet to be built in the future as computer equipment rolls into the structure.

Representative Hunt asked about the total project cost for the revised design compared to the initial proposal. Mr. Albert said the original cost was \$370 million. A Guaranteed Maximum Price (GMP) has not been established. The budget proposal for the revised project is \$262 million, which also includes the improvement/infrastructure costs.

Mr. Tan complimented the designers. The project consists of large masses. The designers have created a nice rhythm.

Heritage Center/Executive Office Building – Project Update

Mr. Haskell recused himself from the discussion of the (HC/EOB) project because of the potential conflict of interest from his recent employment with SRG Partnership.

Craig Donald, Project Director, reported a final design development package was submitted for budget calculations in mid-December. Volumes 1 and 2 of the design development specifications and Volumes 1 and 2 of the design were provided for review. SRG's cost estimator has completed a cost estimate. The General Contractor Construction Manager's (GC/CM) estimate is due on January 12, 2009. A reconciliation of the two estimates will be completed to reach a final design development budget estimate. Staff is confident the scope and budget are in line with the adopted scope and authorized budget.

The Governor's 2009-2011 proposed budget substitutes \$27.9 million of General Obligation (GO) bond financing for a like amount of Certification of Participation (COP) financing for the project. The proposed budget also reauthorizes the project for the 2009-2011 biennium. The Governor's budget does not change the total project budget. It only changes the source of financing. The practical implication of the financing change is to reduce the amount of capitalized interest needed for the project.

The focused Environmental Impact Statement (EIS) 30-day comment period concluded on December 3, 2008. The project team is working on the final EIS, which will respond to issues raised. Two major questions that emerged concern preserving the Beall Mural and desire by the South Capitol Neighborhood to be recognized in terms of potential Capitol Campus impacts on the neighborhood.

A draft report to the Legislature due on February 1, 2009 has been prepared.

Mr. Donald reviewed basic findings related to project scope and budget. Revenue collections from the County Auditor filing fees are less than originally anticipated. A contingency plan is included with the draft report.

Mr. Donald requested guidance regarding design changes that should be incorporated in the construction documents phase.

Dennis Forsythe, SRG Partnership, presented three display boards. Internal reviews with users are continuing.

Rick Zieve, SRG Partnership, addressed comments from the CCDAC's November 20, 2008 meeting. A drawing clarifying the relationship of the three lower terraces was reviewed. The terraces will be constructed within the hillside and tree cover. Replanting the area heavily will make that hillside appear forested as it is today. A view with the forest cover was presented. He described how the base level expressed on the north wraps around to the west and meets the other terraces. The design consists mostly of glassed walls. He identified the location of the State Library and office floors below the library. There is a strong desire to maximize views of Capitol Lake and take advantage of the daylight. The glass is pushed back 3-4 feet from the face of the terraces providing recess for daylight control.

Mr. Tan asked whether glass is oriented to the north. Mr. Zieve said the glass is oriented to the northwest relying on the tree cover to help minimize sunlight into the library. Roll down shades will be installed on all interior faces of the glass. The overhang will help minimize early afternoon sun. The trees will minimize late afternoon sun.

Representative Hunt asked about the timing for groundbreaking to occur should the state receive federal stimulus money. Mr. Forsythe said site work could begin by summer. A critical question is how quickly GA tenants could relocate. Mr. Zieve added that quite a bit of work could be started with tenants remaining in the GA building.

Chair King reported he is serving as a CCDAC representative on the Art in Public Places Subcommittee. He volunteered to continue to participate on the subcommittee recognizing January 9, 2009 is his last meeting as a CCDAC member. No members raised any objections.

Mr. Zieve thanked Chair King and Mr. Tan for their input on the project.

Lunch Break

Chair King recessed the meeting from 11:49 a.m. to 12:32 p.m. for lunch.

General Administration Capital Budget for 2009-2011 – Governor's Budget

Mr. Evans reported GA requested \$97 million for capital projects during the 2009-2011 biennium. However, only \$49.3 million was included in the Governor's budget proposal. The Governor is recommending approximately \$77 million, which includes \$28 million for the HC/EOB.

Mr. Evans provided a list of approved projects. Projects shown in yellow represent projects that should be reviewed by the CCDAC:

- Hillside stabilization - \$475,000 – The most likely candidates are the hillside areas behind the O'Brien and/or Pritchard buildings.

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- Old capitol exterior preservation - \$650,000 – Repairs and cleaning to the exterior sandstone and metal components of the historic structure.
- Mansion guard station replacement - \$228,000 – Replace two aging and deteriorating wood-frame guard stations on the mansion site providing better functionality, modern equipment, and improved security.
- 721 Columbia deconstruction and site restoration - \$115,000- Remove the dilapidated former railroad depot near Heritage Park and clean up the site to make it suitable for parking for an interim use.

Discussion ensued on the cost and components for the mansion guard station replacement project.

- Insurance Building exterior drainage repairs - \$1,270,000 – Correct several water penetration and drainage problems that are causing significant deterioration of the sandstone and other building elements.
- East Plaza renovation, Phase 5A 0 \$2,314,000 – Provide critical repairs to the deteriorating concrete at the two Capitol Way entrances to the garage below the plaza and replace the two remaining and deteriorating stair towers.

Members and staff discussed the sanitary sewer line break at the underpass.

- Powerhouse improvements and preservation - \$1,459,000 – Provide repairs and restoration to the 88-year old structure, its steam tunnels, smoke stack, sandstone cladding, and other minor improvements.
- HC/EOB - \$27,920,000 – Funds to construct the HC/EOB currently under design. It also includes demolition of the GA Building and Conservatory.

Mr. Evans reported staff will brief the CCDAC on the outcome of the Governor's budget at its May meeting.

Chair King asked whether the Wheeler project is included in the Governor's budget. Ms. Bremer noted the Wheeler project is not a GA managed capital project and is not included on the list. Mr. Evans added that the Wheeler project is included in the Governor's 2009 Supplemental Budget.

Ms. Bremer reported OFM is looking at projects that are shovel ready and eligible for federal stimulus funding, which is a different strategy when reviewing priorities than in previous years. GA is working with OFM on other priorities based on real data and analysis of structures. GA has identified a building condition assessment as a priority. Good information about building condition is needed to inform future budgets.

Mr. Evans referred members to a list of all major projects submitted to OFM for funding.

Ms. Bremer advised that dredging Capitol Lake will be required regardless of a preferred alternative. OFM did not fund the project. The Governor wants to fund projects in all Washington communities and not just Olympia.

Regarding the East Plaza renovation, Senator Fraser encouraged GA to use colors that are distinct from one another or use different shapes (such as a series of triangles or circles). Related to the parking garage, people want to park as close as possible to the elevators leaving a significant amount of parking available inside the garage. People don't want to walk several blocks from the parking garage to where they work.

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She suggested the renovation include security doors along Capitol Way to encourage more people to use garage parking.

Ms. Bremer acknowledged the comments and asked whether staff has highlighted the appropriate projects for the CCDAC's review.

Senator Fraser asked whether GA staff has discussed with legislative management why the Newhouse Building project is not funded. Ms. Bremer answered no.

Ms. Swift arrived.

Members and staff discussed dredging Capitol Lake and the potential price tag of \$40 to \$110 million including the disposal of the dredging materials, which is a majority of the cost. Ms. Bremer said GA's request for \$500,000 is for planning money. Staff will provide Senator Fraser and Representative Hunt with additional information on GA's major projects for the next biennium.

Senator Fraser indicated she would like supplemental information for the *Legislative Parking Facility – Predesign* and *Land Acquisition – Transportation Hub* projects. Mr. Evans advised that GA has entered into a conditional purchase agreement so that the agency is in first position to acquire the property if a feasibility study by Thurston Regional Planning Council (TRPC) concludes the site is beneficial to the region's transportation system. GA is under no obligation should the study conclude otherwise.

Chair King asked whether members would like to participate in developing the Landscape Master Plan or defer the project to Mr. Haskell and/or Ms. Swift who are serving on the subcommittee. Mr. Evans added that the consultants are on schedule to complete a Landscape Master Plan by the end of March. The CCDAC isn't scheduled to meet again until May.

Members indicated they were comfortable deferring the project to Ms. Swift and Mr. Haskell and receiving a presentation at the May meeting.

Senator Fraser offered the following comments on the Landscape Master Plan:

- The sunken garden should be preserved.
- Plants relating to Washington's heritage should be planted around the Heritage Center and labeled for educational purposes (the Burke Museum of Natural and Cultural History on the University of Washington Campus is a model).
- Consider interpretive signage for major plantings on Capitol Campus.

Ms. Bremer requested guidance on how GA should respond to requests for trees commemorating individuals. Three years ago, Senator Franklin requested planting a memorial tree for Martin Luther King, Jr. Issues include the appropriate species of trees and when exceptions should occur. She noted that not every tree on Capitol Campus needs to be named.

Senator Fraser added that a plaque complimenting the Olmstead Brothers and explaining the original design should be installed on Capitol Campus.

Ms. Bremer commented that in conjunction with what occurred over 100 years ago, today's history and heritage is important as well.

Master Plan Guidelines and Standards – Schedule for Completion

Mr. Evans reviewed the basic structure of the state's Master Plan:

- Principles (seven self-evident truths about the Capitol Campus).
- Policies (imperative statements that implement the principles).
- Guidelines and standards (working documents providing quantitative, qualitative, and/or comparative dimension to the policies).

The first two tiers are contained within the pages of the Master Plan. Guidelines and Standards are not included within the Master Plan and will be in various formats. Additionally, several guidelines, such as accessibility and historic preservation are covered under federal or state law.

Mr. Evans presented a chart containing all the guidelines and standards and progress to date. He reviewed guidelines and standards of possible interest to the CCDAC.

Ms. Bremer pointed out that the CCDAC has expressed that policy 3.1a, *Guidelines on evaluation of PLA proposals*, is a priority. There is no direct funding allocated to review guidelines and standards.

Chair King reported Mr. Haskell is working to reformat CCDAC's handbook. Mr. Evans asked Mr. Haskell to forward his suggestions to him. Chair King added he and Ms. Swift have reviewed Mr. Haskell's proposed revisions.

Discussion ensued on the CCDAC's role in capital budgeting, particularly as it relates to the Capitol Campus in terms of continuity, aesthetics, and design excellence. Ms. Swift said there might be some guidelines the CCDAC could review in the near term. Mr. Haskell agreed.

Chair King said a previous idea involved the CCDAC and staff participating in a semi-annual walk of the campus to take notes on conditions to be addressed.

Ms. Swift expressed interest in reviewing the following:

- 1.1c, Guidelines on security of public spaces within and without state buildings
- 3.1a, Guidelines on evaluation of PLA proposals
- 3.3a, Guidelines on environment and energy
- 3.2a, Guidelines on CTR and campus parking
- 6.3a, Guidelines for working with local jurisdictions
- 5.5a, Guidelines for the review and placement of commemoratives and art

Senator Fraser said the tunnel approaching Capitol Campus is often dreary and not well maintained with weeds and leaves. She asked whether it's possible to tunnel could be painted to improve the appearance.

Other Business

Chair King and Ron Tan offered final comments about their time on the committee and their work with GA staff over the years. Both members expressed gratitude for serving and thanked staff for their assistance.

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Senator Fraser, Ms. Bremer, Representative Hunt, Mr. Haskell, and Ms. Swift commented on their length of service, knowledge, and their expertise. Chair King and Ron were presented with tokens of appreciation for their service. Ms. Bremer reflected on her first meeting with the CCDAC while reviewing the Master Plan. GA has learned a lot from Chair King and Mr. Tan's participation. Representative Hunt thanked both members for improving and beautifying Capitol Campus to be a true jewel to the community and state. Mr. Haskell said Mr. Tan always reminded the CCDAC about the importance of aesthetics and visual importance of the committee's work. Ms. Swift commented that Chair King and Mr. Tan provided a thread back to Norm Johnson, and the continuity of the oral history and transfer of commitment to this place. The CCDAC will miss their expertise.

Adjournment

With there being no further business, Chair King adjourned the meeting at 1:31 p.m.

A reception for retiring members Fred King and Ron Tan was held following the meeting.

Prepared by Cheri Lindgren, Recording Secretary
Puget Sound Meeting Services